

DESIGN REVIEW BOARD - MINUTES
CITY CONFERENCE ROOM 107
June 28, 2007: 4:00 P.M.

A quorum of the DRB was present. In the absence of the Chair and Vice-Chair, a majority of Design Review Board members present voted to appoint Ms. Perney as Acting Chair to conduct the meeting.

1A. Roll Call.

Members present: Lynch, Nelson, Perney & Renz

Members absent: Bostater, Hamman & Millikin

Department staff: Burger, Klima

1B. Introduction of Guests.

Dagney and Kenneth Stromberg, Warren Ediger

1C. Additions or corrections to the agenda.

None.

1D. Minutes of June 14, 2007.

Motion to accept minutes as presented approved (4-0).

2. Old Business:

None.

3. New Business:

- 3A. Application #CC07-6, filed by Warren Ediger/ Architect on behalf of Dagney L. Stromberg, 2732 E. Shipton Road, requesting the approval of a certificate of compatibility to install a new storefront system in an existing masonry opening on the south facade of the building located at 100 N. Santa Fe. The subject property is legally described as the South one-half (1/2) of Lot 107 on Santa Fe in the Original Town of Salina.**

Mr. Burger presented the staff report for the proposed project as it is contained in the case file.

Mr. Ediger stated that I don't really have too much to add to what John has told you other than a bit of information that doesn't affect this project. Below this entrance, originally this entrance was a bridge over the sidewalk on both sides of where the doors are proposed is a freight entrance. Under the sidewalk that all still exists. The sidewalk is placed over the top of that. There are still stairs. You can go down an old freight ramp, over the center of it where there is an arched

opening. That opening that is not part of this project. On the canopy, we didn't provide any color information on the drawings except that the design and color of the new awning would match the profile and color of that which is on the front of the building. Other than that I would be willing to answer any questions that you may have.

Ms. Perney stated the only item I would want additional information on is the new storefront. What will be the color of the storefront frame that would hold the windows? Is it going to be dark like what is on the front of the building? Will it match that finish or will it be another color?

Mr. Ediger stated it will be dark bronze and very close to what is there today.

Ms. Perney asked is there any further information that you would like to share? This is irrelevant in a way but I am curious. Is the second interior space going to be retail? It looks now like it will be an office.

Ms. Stromberg stated it will be an office.

Ms. Perney asked are there any further comments from the applicants? Any comments by the Board? Do we have a motion?

MOTION: Mr. Nelson stated I would move that we accept Application #CC07-6 as it is presented.

SECOND: Mr. Renz seconded the motion.

VOTE: Motion approved 4-0.

Ms. Perney stated thank you very much and welcome to Downtown.

3B. Update on the Design Review Matrix for Major/Minor project review, previously discussed amendments to the Article X. Salina Business Improvement District (Lee District) Ordinance and the existing 1995 Downtown Design Guidelines.

Mr. Burger stated what I presented in your staff report was a bit of the evolution of the Business Improvement District which was first organized in 1984. The Main Street designation by the National Trust for Historic Preservation was approved in 1989. Between those dates the City of Salina funded the public improvements that you see Downtown as part of a \$7 million Downtown Revitalization project that was completed in 1986. This included a number of public improvements, such as additional parking lots, the relocation of utilities to the alleyways, the brick sidewalks, planters and decorative streetlights. That has given Downtown Salina a unique look that distinguishes it from Downtowns such as Lawrence or

Hutchinson. SDI has hosted several State Main Street meetings in Salina over the past years. In 2001, Progressive Urban Management Associates (PUMA), an urban planning consultant from Denver, provided specific recommendations to implement a market-based plan for economic development. There were elements for design and historic preservation within that. One of the recommendations that the PUMA group made was pursuing and enhancing our Downtown historic properties as a means of establishing a strong identity for the Downtown. I think Salina has been successful in advancing that by the restoration of the Stiefel Theatre and former Kline's building. We have also preserved the concentration of residents Downtown by the loft apartments and the Pioneer Presidents' Place project. In 2003, we looked at the current BID Ordinance that dates from 1986. The Ordinance had no amendments since that time. In addition, the Planning Department has assisted Salina Downtown by assuming the responsibility for administering those design projects that come before the Design Review Board. We updated the by-laws in 2004 to reflect this shift. We were, however, unsuccessful in updating and enhancing the original standards and design criteria that were contained in the 1986 Ordinance. Part of this proposal was to formalize a process where administrative staff could review some minor project types so that an applicant would not have to wait two to three weeks until the next regularly scheduled DRB meeting. We developed the proposed design review matrix for administrative review that you have in your packets. This identifies those projects we believe would have a minimal impact on the subject building or its surroundings. In 2003 we also submitted new standards and design criteria that would have been less general than the five standards that you see in each staff report. These have been a little vague and confusing to interpret both to the Board and to staff.

We believe that the design criteria would have been better placed within the Design Guidelines rather than the Ordinance. The Design Guidelines would be less cumbersome if they were to be adopted by reference. The present guidelines were approved by the Design Review Board and BID Board of Advisors in 1995. There was no formal action on them and they did not progress to the City Commission so they have no official status except as an advisory tool. They were meant to guide the design and achieve a general compatibility for projects in the BID. Phyll requested that we bring the Design Review Matrix and Guidelines back to this Board for discussion and that is why they are included in your packet. At this point, staff is allowed by Ordinance to perform a review of projects that are less than \$1,000 in overall cost. If a project will be turned down by staff, we would automatically bring that case before the Design Review Board for your review and comment.

There are two Ordinances contained in the packet. The first is the existing 1986 Ordinance. The second is the Draft Ordinance submitted following a SDI Public Forum that was held on August 9, 2004. Further discussion and study did not take place at that time. The Design Guidelines were distributed to all business and

property owners in the BID in 1995. Two public meetings were held in the SDI office to discuss the guidelines and to answer questions regarding their application to Downtown projects. We are bringing this information to those members who are new to the Board and to get the Board's direction on where they would like staff to proceed. The 1995 Design Guidelines were originally based on the Main Street model. There are some areas where they are not in accordance with the market-based strategy that Downtown has adopted. Staff believes that the objectives of the Design Review Board would be better served with a more specific set of design guidelines that would apply to Salina's mix of Downtown structures. This would also give you more specific standards and criteria with which to base your decisions on. We would expect no formal action today as Ms. Klima is in Leawood, Kansas and we would like to have more members present so that we have a clear direction by this Board. We apologize that this process has taken longer than we envisioned.

Ms. Perney asked are there any questions of staff? Hearing none, can we move on to the next item, the next meeting?

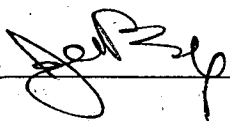
5. The next meeting, if scheduled, will be on July 12, 2007.

Mr. Burger stated that the Planning Department does not have any application filed for the July 12, 2007 DRB meeting. The next meeting following that would be on July 26, 2007.

6. A motion to adjourn is in order.

The meeting was adjourned at 4:35 p.m.

John Burger, Assistant Secretary



Attest: